

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, FEBRUARY 7, 2006
7:00 P.M.

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MICHIGAN 48042

PRESENT: EDWARD GALLAGHER, CHAIRMAN
DEAN AUSILIO, VICE-CHAIRMAN
MICHAEL D. KOEHS, SECRETARY
MEMBERS: JOA PENZIEN
CHARLES OLIVER
ARNOLD THOEL
DEBORAH ZOLNOSKI

ABSENT: NONE

ALSO PRESENT: Lawrence Dloski, Township Attorney
Jerome R. Schmeiser, Community Planning Consultant
(Additional attendance on file with Clerk)

Call Meeting to Order

Chairman GALLAGHER called the meeting to order at 7:00 p.m.

Pledge of Allegiance

1. Roll Call

Clerk KOEHS called the Roll Call, all members present.

2. Approval of Agenda Items. (With any corrections)

Items 5 and 6 were withdrawn by the petitioner, items 7 and 8 were tabled to February 21, 2006 at the request of the petitioner, and item 9 was tabled indefinitely because of a lack of fee payment needed to proceed.

MOTION by OLIVER seconded by AUSILIO to approve the agenda as amended.

MOTION carried.

3. Approval of the January 17, 2006 previous Meeting Minutes

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MOTION by AUSILIO seconded by PENZIEN to approve the January 17, 2006 Meeting Minutes as submitted.

MOTION carried.

AGENDA ITEMS:

4. **Ground Sign; Stratford Plaza;** Located on the southeast corner of 23 Mile Road and Card Road; Michigan Sign Company, Petitioner. Permanent Parcel No. 08-23-100-029 ***(Tabled at the petitioner's request from the January 3, 2006 meeting)***

Jerome R. Schmeiser, Community Planning Consultant, indicated the petitioner is requesting a site plan approval for a Ground Sign for the Stratford Plaza development.

The proposed sign will be situated on 23 Mile Road, setback 20' from the right-of-way line. The proposed sign will measure fifty-nine inches (59") in height x ten feet (10') in length and will contain approximately 32 square feet.

Petitioner Present: Gary Glover

MOTION by KOEHS seconded by THOEL to approve the Ground Sign for the Stratford Plaza which will be situated on 23 Mile Road and setback approximately 20' from the right-of-way line. The proposed sign will measure fifty-nine inches (59") in height x ten feet (10') in length and will contain approximately 32 square feet. Permanent Parcel No. 08-23-100-029. This motion is pursuant to the Planning Consultants recommendations as follows:

It is recommended that the ground sign be approved with the standard conditions of the Planning Commission, including:

1. **That Section 10.0319 of the Zoning Ordinance be met.**
2. **That the surface area of one side of the sign be limited to 32 square feet.**
3. **That a \$500.00 cash bond be posted assuring the installation of the sign as approved.**

MOTION carried.

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5. **Special Land Use; Urban Essentials, Inc.;** Located on the northeast corner of 23 Mile Road and Regency Center Drive; Randy Chartier & Thomas Kreusel, Petitioner. Permanent Parcel No. 08-17-300-013. ***(Tabled at the petitioner's request from the January 3, 2006 meeting)***

This item was withdrawn by the petitioner.

6. **Ground Sign; Urban Essentials, Inc.;** Located on the northeast corner of 23 Mile Road and Regency Center Drive; Randy Chartier & Thomas Kreusel, Petitioner. Permanent Parcel No. 08-17-300-013. ***(Tabled at the petitioners request January 3, 2006)***

This item was withdrawn by the petitioner.

7. **Site Plan; Kroger at Macomb Park;** Located on the southwest corner of 26 Mile and Romeo Plank Roads, excluding the immediate corner. Romeo Plank Commons, LLC, Petitioner. Permanent Parcel No. 08-06-200-049. ***(Tabled at the petitioners request from the January 17, 2006 meeting)***

This matter was tabled at the petitioner's request to the Planning Commission Meeting of February 21, 2006.

8. **Ground Sign; Kroger at Macomb Park;** Located on the southwest corner of 26 Mile and Romeo Plank Roads (excluding the immediate corner). Romeo Plank Commons, LLC, Petitioner. Permanent Parcel No. 08-06-200-049. ***(Tabled at the petitioners request from the January 17, 2006 meeting)***

This matter was tabled at the petitioner's request to the Planning Commission Meeting of February 21, 2006.

9. **Revised Site Plan; Telecommunication Co-Locater at Water & Sewer Building;** Located on the east side of Card Road, approximately ¼ mile north of 23 Mile Road; Metro PCS of Michigan, Petitioner. Permanent Parcel No. 08-14-300-011. ***(Tabled at the petitioners request from the January 17, 2006 meeting)***

This item was tabled indefinitely by the Planning Commission.

10. **Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1);** Located on the west side of Romeo Plank Road approximately ¼ mile south of 26 Mile Road. Macomb Township, Petitioner. Permanent Parcel No. 08-06-200-008

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Jerome R. Schmeiser, Community Planning Consultant, indicated the Township is requesting that the above-described property be rezoned from AG to R-1, Residential, One Family Urban. The purpose of the request is to provide conformance with the master plan and unification of the zoning ordinance.

Petitioner Present: Macomb Township

MOTION by KOEHS seconded by AUSILIO to forward the recommendation to the Township Board of Trustees to approve the request to rezone the property from Agricultural (AG) to Residential One Family Urban (R-1); Permanent Parcel No. 08-06-200-008. This motion was based on the Planning Consultants recommendations as follows:

It is recommended that the rezoning of the property be approved for the following reasons:

- 1. The proposed rezoning is consistent with the goals of the Master Plan.**
- 2. The proposed rezoning is consistent with the development of the surrounding properties.**

MOTION carried.

- 11. Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1);** Located on the west side of Romeo Plank Road approximately ¼ mile south of 26 Mile Road. Macomb Township, Petitioner. Permanent Parcel No. 08-06-200-009

Jerome R. Schmeiser, Community Planning Consultant, indicated the Township is requesting that the above-described property be rezoned from AG to R-1, Residential, One Family Urban. The purpose of the request is to provide conformance with the master plan and unification of the zoning ordinance.

Petitioner Present: Macomb Township

MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to approve the request to rezone the property from Agricultural (AG) to Residential One Family Urban (R-1); Permanent Parcel No. 08-06-200-009. This motion was based on the Planning Consultants recommendations as follows:

It is recommended that the rezoning of the property be approved for the following reasons:

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1. **The proposed rezoning is consistent with the goals of the Master Plan.**
2. **The proposed rezoning is consistent with the development of the surrounding properties.**

MOTION carried.

12. **Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1);** Located on the west side of Romeo Plank Road approximately ¼ mile south of 26 Mile Road. Macomb Township, Petitioner. Permanent Parcel No. 08-06-200-010.

Jerome R. Schmeiser, Community Planning Consultant, indicated the Township is requesting that the above-described property be rezoned from AG to R-1, Residential, One Family Urban. The purpose of the request is to provide conformance with the master plan and unification of the zoning ordinance.

Petitioner Present: Macomb Township

MOTION by OLIVER seconded by ZOLNOSKI to forward the recommendation to the Township Board of Trustees to approve the request to rezone the property from Agricultural (AG) to Residential One Family Urban (R-1) Permanent Parcel No. 08-06-200-010. This motion was based on the Planning Consultants recommendations as follows:

It is recommended that the rezoning of the property be approved for the following reasons:

1. **The proposed rezoning is consistent with the goals of the Master Plan.**
2. **The proposed rezoning is consistent with the development of the surrounding properties.**

MOTION carried.

13. **Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1);** Located on the west side of Romeo Plank Road approximately ¼ mile south of 26 Mile Road. Macomb Township, Petitioner. Permanent Parcel No. 08-06-200-011

Jerome R. Schmeiser, Community Planning Consultant, indicated the Township is requesting that the above-described property be rezoned from AG to R-1,

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Residential, One Family Urban. The purpose of the request is to provide conformance with the master plan and unification of the zoning ordinance.

Petitioner Present: Macomb Township

MOTION by KOEHS seconded by AUSILIO to forward the recommendation to the Township Board of Trustees to approve the request to rezone the property from Agricultural (AG) to Residential One Family Urban (R-1) Permanent Parcel No. 08-06-200-011. This motion was based on the Planning Consultants recommendations as follows:

It is recommended that the rezoning of the property be approved for the following reasons:

- 1. The proposed rezoning is consistent with the goals of the Master Plan.**
- 2. The proposed rezoning is consistent with the development of the surrounding properties.**

MOTION carried.

- 14. Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1);** Located on the west side of Romeo Plank Road approximately ¼ mile south of 26 Mile Road. Macomb Township, Petitioner. Permanent Parcel No. 08-06-200-035

Jerome R. Schmeiser, Community Planning Consultant, indicated the Township is requesting that the above-described property be rezoned from AG to R-1, Residential, One Family Urban. The purpose of the request is to provide conformance with the master plan and unification of the zoning ordinance.

Petitioner Present: Macomb Township

MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to approve the request to rezone the property from Agricultural (AG) to Residential One Family Urban (R-1) Permanent Parcel No. 08-06-200-035. This motion was based on the Planning Consultants recommendations as follows:

It is recommended that the rezoning of the property be approved for the following reasons:

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1. **The proposed rezoning is consistent with the goals of the Master Plan.**
2. **The proposed rezoning is consistent with the development of the surrounding properties.**

MOTION carried.

15. **Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1);** Located on the west side of Romeo Plank Road approximately ½ mile south of 26 Mile Road. Macomb Township, Petitioner. Permanent Parcel No. 08-06-200-040

Jerome R. Schmeiser, Community Planning Consultant, indicated the Township is requesting that the above-described property be rezoned from AG to R-1, Residential, One Family Urban. The purpose of the request is to provide conformance with the master plan and unification of the zoning ordinance.

Petitioner Present: Macomb Township

MOTION by ZOLNOSKI seconded by THOEL to forward the recommendation to the Township Board of Trustees to approve the request to rezone the property from Agricultural (AG) to Residential One Family Urban (R-1) Permanent Parcel No. 08-06-200-040. This motion was based on the Planning Consultants recommendations as follows:

It is recommended that the rezoning of the property be approved for the following reasons:

1. **The proposed rezoning is consistent with the goals of the Master Plan.**
2. **The proposed rezoning is consistent with the development of the surrounding properties.**

MOTION carried.

16. **Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1);** Located on the west side of Romeo Plank Road approximately ½ mile south of 26 Mile Road. Macomb Township, Petitioner. Permanent Parcel No. 08-06-200-041

Jerome R. Schmeiser, Community Planning Consultant, indicated the Township is requesting that the above-described property be rezoned from AG to R-1,

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Residential, One Family Urban. The purpose of the request is to provide conformance with the master plan and unification of the zoning ordinance.

Petitioner Present: Macomb Township

MOTION by OLIVER seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to approve the request to rezone the property from Agricultural (AG) to Residential One Family Urban (R-1) Permanent Parcel No. 08-06-200-041. This motion was based on the Planning Consultants recommendations as follows:

It is recommended that the rezoning of the property be approved for the following reasons:

- 1. The proposed rezoning is consistent with the goals of the Master Plan.**
- 2. The proposed rezoning is consistent with the development of the surrounding properties.**

MOTION carried.

- 17. Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1);** Located on the west side of Romeo Plank Road approximately $\frac{3}{4}$ mile south of 26 Mile Road. Macomb Township, Petitioner. Permanent Parcel No. 08-06-426-010

Jerome R. Schmeiser, Community Planning Consultant, indicated the Township is requesting that the above-described property be rezoned from AG to R-1, Residential, One Family Urban. The purpose of the request is to provide conformance with the master plan and unification of the zoning ordinance.

Petitioner Present: Macomb Township

MOTION by ZOLNOSKI seconded by AUSILIO to forward the recommendation to the Township Board of Trustees to approve the request to rezone the property from Agricultural (AG) to Residential One Family Urban (R-1) Permanent Parcel No. 08-06-426-010. This motion was based on the Planning Consultants recommendations as follows:

It is recommended that the rezoning of the property be approved for the following reasons:

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1. **The proposed rezoning is consistent with the goals of the Master Plan.**
2. **The proposed rezoning is consistent with the development of the surrounding properties.**

MOTION carried.

18. **Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1);** Located on the west side of Romeo Plank Road approximately $\frac{3}{4}$ mile south of 26 Mile Road. Macomb Township, Petitioner. Permanent Parcel No. 08-06-426-011

Jerome R. Schmeiser, Community Planning Consultant, indicated the Township is requesting that the above-described property be rezoned from AG to R-1, Residential, One Family Urban. The purpose of the request is to provide conformance with the master plan and unification of the zoning ordinance.

Petitioner Present: Macomb Township

MOTION by KOEHS seconded by THOEL to forward the recommendation to the Township Board of Trustees to approve the request to rezone the property from Agricultural (AG) to Residential One Family Urban (R-1) Permanent Parcel No. 08-06-426-011. This motion was based on the Planning Consultants recommendations as follows:

It is recommended that the rezoning of the property be approved for the following reasons:

1. **The proposed rezoning is consistent with the goals of the Master Plan.**
2. **The proposed rezoning is consistent with the development of the surrounding properties.**

MOTION carried.

19. **Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1);** Located on the west side of Romeo Plank Road approximately $\frac{3}{4}$ mile south of 26 Mile Road. Macomb Township, Petitioner. Permanent Parcel No. 08-06-426-012

Jerome R. Schmeiser, Community Planning Consultant, indicated that the Township is requesting that the above-described property be rezoned from AG to

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R-1, Residential, One Family Urban. The purpose of the request is to provide conformance with the master plan and unification of the zoning ordinance.

Petitioner Present: Macomb Township

MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to approve the request to rezone the property from Agricultural (AG) to Residential One Family Urban (R-1) Permanent Parcel No. 08-06-426-012. This motion was based on the Planning Consultants recommendations as follows:

It is recommended that the rezoning of the property be approved for the following reasons:

- 1. The proposed rezoning is consistent with the goals of the Master Plan.**
- 2. The proposed rezoning is consistent with the development of the surrounding properties.**

MOTION carried.

- 20. Special Land Use; Quadrate Corporate Park Condominiums; Located on the north side of Leone Drive at the north end of Quadrate Drive. Quadrate Development LLC, Petitioner. Permanent Parcel No. 08-18-400-020**

Jerome R. Schmeiser, Community Planning Consultant, indicated the petitioner is requesting special land use and site plan approval for an industrial development for 4 industrial buildings. The petitioner is also seeking special land use approval to provide for 1200 square feet of outdoor storage area to be located on the above-described property rather than 1000 square feet as provided for in the zoning ordinance.

Petitioner Present: Michael D'Agostini.

Kathleen Keller, of 52121 Wolcott Court inquired about the landscape screening.

MOTION by KOEHS seconded by THOEL to approve the Special Land Use; Quadrate Corporate Park Condominiums; Permanent Parcel No. 08-18-400-020. This motion is based on the Planning Consultants recommendations as follows:

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It is recommended that the special land use permit be approved to allow an area over 1000 square feet for outside storage that complies with the standards set forth in Section 10.2401(B)(5)(a), as follows:

- 1. The proposed oversized outside storage area is in such location, size and character that it will be harmonious with the appropriate and orderly development of the surrounding neighborhood and/or vicinity, and shall be in compliance with the applicable regulations of the zoning district in which it is to be located.**
- 2. The proposed oversized outside storage area appears to be of such nature that vehicular and pedestrian traffic shall not be more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow; proximity and relationship to intersections, adequacy of sight distances; location and access of off-street parking; and provisions for pedestrian traffic, with particular attention paid to minimizing child-vehicle interfacing.**
- 3. The proposed oversized outside storage area is designed, with respect to the location, size, and intensity, site layout and periods of operation of any such proposed use, to eliminate any possible nuisance emanating there from which might be noxious whether by reason of dust, noise, fumes, vibration, smoke or lights to others.**
- 4. The proposed oversized outside storage area is such that the proposed location and height of buildings or structures, and the location, nature and height of walls, fences and landscaping, will not interfere with or discourage the appropriate development and use of adjacent land and buildings, or unreasonably affect the value of the land and/or buildings.**
- 5. The proposed oversized outside storage area appears to relate harmoniously with the physical and economic aspects of adjacent land uses with regard to prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township.**
- 6. The proposed oversized outside storage area is necessary for the public convenience at the proposed location.**

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7. **The proposed oversized outside storage area is so designed, located and planned, and shall be operated in such a manner that the public health, safety and welfare will be protected.**
8. **The proposed oversized outside storage area should not be detrimental or injurious to the neighborhood within which it is to be located, nor shall such use operate as a deterrent to future land uses permitted within said zoning district, and such use shall be in harmony with the general purpose and intent of the Zoning Ordinance.**

MOTION carried.

MOTION by KOEHS seconded by AUSILIO to reconsider the previous motion.

MOTION carried.

MOTION by KOEHS seconded by THOEL to limit the outside storage area to 1200 square feet, as indicated on the site plan, provided the site plan is approved in the following agenda item.

MOTION carried.

21. **Site Plan; Quadrate Corporate Park Condominiums;** Located on the north side of Leone Drive at the north end of Quadrate Drive. Quadrate Development LLC, Petitioner. Permanent Parcel No. 08-18-400-020

Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting site plan approval for an industrial development for 4 industrial buildings. Please note: signs are not shown on the plan nor are they part of this consideration.

Petitioner Present: Michael D'Agostini.

MOTION AUSILIO by seconded by PENZIEN to approve the Site Plan; Quadrate Corporate Park Condominiums; Permanent Parcel No. 08-18-400-020. This motion is based on the Planning Consultants recommendations as follows:

It is recommended that the site plan be approved with the standard conditions of the Planning Commission, including:

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1. The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.
2. The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.
3. The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.
4. The curb radii, curb cuts, including their location, deceleration lanes, by pass lanes and other geometrics and designs, are subject to approval by the County Road Commission, Michigan Department of Transportation, and the Township Engineer.
5. Sidewalks to be provided to the satisfaction of the Township Engineer.
6. Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.
7. That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.
8. An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount approved by the Township Engineer, be posted, assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not

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developed with two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period. The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.

9. That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).
10. That all signs be designated on the site plan and meet the Township requirements.
11. That the petitioner meets with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.
12. MDEQ- That specific conditions and approvals regarding changes to the 100 year flood plain be done so with the understanding that the petitioner shall seek and obtain map revisions or amendments to reflect the lower amendment on the flood plain map as prepared by FEMA, prior to the issuance of any building permits.
13. That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.
14. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.
15. That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's office and submit two (2) plans on 11" x 17" paper.
16. That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.

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17. That the case of structures in commercial zones that roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.
18. That in the case of commercial zones that outdoor storage and display of merchandise is prohibited.
19. That all requirements of the Zoning Ordinance be met.
20. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.
21. That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture. Further, that the plan provide that no lights or glare from lights will shine into the abutting residential areas.
27. That the petitioner understands that if the property(ies) involved in this application are not yet split or combined into a single parcel, that an application for split/combination must be submitted and approved by the Assessor's Office. The petitioner must also understand that all codes and ordinances relating to said split/combination must be adhered to including any variances requested or any other actions involving Macomb Township. It is also noted that delays may be necessary in the split/combination procedure because of subsequent public hearings involving variance requests.

In the case of a Site Plan application, an application for said split/combination must be reviewed and approved by the Assessor's Office prior to the issuance of Building Permits. In the case of a Site Condominium or Subdivision Plat application, an application for said split/combination must be approved by the Assessor's Office before the petitioner may submit an application for their next approval step as prescribed by the Macomb Township Land Division Ordinance #17.

This conditional approval does not provide any assurance or guarantee that any required split or split/combination that was not in place prior to this approval will be approved by any other Township body or other governmental unit.

Also, these plans must be revised to remove the phrase "or seeded" from the plan because the areas not developed must be sodded.

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MOTION carried.

22. **Land Division Variance; Legacy Farms Subdivision Phase I;** Located on the west side of Fairchild Road approximately ¼ mile north of 22 Mile Road. Classic Development, Petitioner. Permanent Parcel No. 08-24-401-004

Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting a variance to allow construction of units in the proposed project prior to the installation of the landscaping as approved for the Legacy Farms Subdivision No. 1.

Petitioner Present: Craig Duckwicz, Anderson, Eckstien and Westrick.

MOTION by KOEHS seconded by THOEL to recommend approval of the Land Division Variance; Legacy Farms Subdivision Phase I; Permanent Parcel No. 08-24-401-004 to expire on June 1, 2006. This motion is based on the Planning Consultants recommendations as follows:

It is recommended that the variance request for the Legacy Farms Subdivision No. 1 be approved. This recommendation is made with the understanding that all plant materials will be installed by June 1, 2006 in accordance with the standards of the Township for granting such an extension.

MOTION carried.

23. **Ground Sign; Victory Nissan;** Located on the north side of Hall Road approximately 946.95' west of Fairchild Road. Alan Bloom, Petitioner. Permanent Parcel No. 08-36-377-011

Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting site plan approval for a ground sign for the above-described dealership. The proposed sign will be located 15' set back from Hall Road, in the approximate center of the site. The sign will be 13' 3" tall, 96" deep and contain approximately 64 square feet.

Petitioner Present: Jerry VonDross

MOTION by AUSILIO seconded by PENZIEN to approve the Ground Sign; Victory Nissan; Permanent Parcel No. 08-36-377-011. The proposed sign will be located 15' set back from Hall Road, in the approximate center of the site. The sign will be 13' 3" tall, 96" deep and contain approximately 64

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square feet. This motion is based on the Planning Consultants recommendations as follows:

It is recommended that the ground sign be approved with the standard conditions of the Planning Commission, including:

- 1. That Section 10.0319 of the Zoning Ordinance be met.**
- 2. That the surface area of one side of the sign be limited to 64 square feet.**
- 3. That a \$500.00 cash bond be posted assuring the installation of the sign as approved.**

It is noted that this recommendation for approval does not include any other wall or ground signs, either temporary or permanent, for the property in question.

MOTION carried.

- 24. Revised Site Plan; Telecommunication Co-Locater at Hall and Tilch Road Tower; Located on the northwest corner of Hall and Tilch Roads. Metro PCS, Petitioner. Permanent Parcel No. 08-31-331-001 & -002**

Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting revised site plan approval for the development of a co-location facility for the telecommnciation tower on the above-described property.

Mr. Schmeiser recommended that the plan for the co-locator facility be denied since the petitioner is not planning to house the equipment inside the building as agreed to in 1993.

MOTION by AUSILIO seconded by PENZIEN to deny the Revised Site Plan; Telecommunication Co-Locater at Hall and Tilch Road Tower; Located on the northwest corner of Hall and Tilch Roads. Metro PCS, Petitioner. Permanent Parcel No. 08-31-331-001 & -002. This motion is based on the Planning Consultants recommendations as follows:

It is recommended that the plan for the co-locator facility be denied since the petitioner is not planning to house the equipment inside the building as agreed to in 1993. Further, it was revealed by the property owner at the meeting that revisions to the site, adding a generator, have been made that have not received approval from the township. The site must be brought into

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compliance with the originally approved site plan before this application can be reconsidered.

MOTION carried.

- 25. Technical Change to Site Plan; St. John Health System & Medical Center;** Located on the south side of 23 Mile Road approximately 490' west of Romeo Plank Road. St. John Health System, Petitioner. Permanent Parcel No. 08-20-200-031

Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting a technical change involving a revised plan to relocate the dumpster location in the southwest corner of the westernmost building to a point exceeding 15' from the building. The Fire Department requires that all dumpsters be situated at least 15' from the building.

Petitioner Present: Thomas Edwards

MOTION by KOEHS seconded by THOEL to approve the Technical Change to Site Plan; St. John Health System & Medical Center - to relocate the dumpster location in the southwest corner of the westerlymost building to a point exceeding 15' from the building subject to the Fire Department requirements that being that all dumpsters be situated at least 15' from the building. Permanent Parcel No. 08-20-200-031. This motion is based on the Planning Consultants recommendations as follows:

It is recommended that the revised site plan be approved with the standard conditions of the Planning Commission, including:

- 1. The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.**
- 2. The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.**

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3. The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.
4. The curb radii, curb cuts, including their location, deceleration lanes, by pass lanes and other geometrics and designs, are subject to approval by the County Road Commission, Michigan Department of Transportation, and the Township Engineer.
5. Sidewalks to be provided to the satisfaction of the Township Engineer.
6. Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.
7. That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.
21. An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount approved by the Township Engineer, be posted, assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not developed within two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period. The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.
9. The petitioner/applicant may request the release of the site plan bond when the site has been completed in accordance with all conditions made part of this approval and contained herein. The request for release must be in writing and accompanied by 2 copies of the "As Built Plans". The "As Built Plan" will be compared with the stamped approved Site Plan Drawing to help determine the readiness for release of said bond.

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10. That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).
11. That all signs be designated on the site plan and meet the Township requirements.
12. That the petitioner meet with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.
13. MDEQ- That specific conditions and approvals regarding changes to the 100 year flood plain be done so with the understanding that the petitioner shall seek and obtain map revisions or amendments to reflect the lower amendment on the flood plain map as prepared by FEMA, prior to the issuance of any building permits.
14. That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.
15. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.
16. That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's office and submit (2) plans on 11" x 17" paper.
17. That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.
18. That the case of structures in commercial zones that roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.
19. That in the case of commercial zones that outdoor storage and display of merchandise is prohibited.

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20. That all requirements of the Zoning Ordinance be met.
21. Since the matter being considered is a revised site plan, then all conditions of the earlier approval, that may apply to other features of the plan not being considered for the current revision and whether or not they are noted on the plan herein presented, are to remain in full force and effect.
22. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.
- 21 That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture. Further, that the plan provide that no lights or glare from lights will shine into the abutting residential areas.
1. That the petitioner understands that if the property(ies) involved in this application are not yet split or combined into a single parcel, that an application for split/combination must be submitted and approved by the Assessor's Office. The petitioner must also understand that all codes and ordinances relating to said split/combination must be adhered to including any variances requested or any other actions involving Macomb Township. It is also noted that delays may be necessary in the split/combination procedure because of subsequent public hearings involving variance requests.
25. In the case of a Site Plan application, an application for said split/combination must be reviewed and approved by the Assessor's Office prior to the issuance of Building Permits. In the case of a Site Condominium or Subdivision Plat application, an application for said split/combination must be approved by the Assessor's Office before the petitioner may submit an application for their next approval step as prescribed by the Macomb Township Land Division Ordinance #17.
26. This conditional approval does not provide any assurance or guarantee that any required split or split/combination that was not in place prior to this approval will be approved by any other Township body or other governmental unit.

MOTION carried.

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- 26. Site Plan for a Temporary Sales Trailer; Westminister Subdivision # 1;** Located on the north side of 22 Mile Road approximately ½ mile east of Hayes Road. Pulte Land Company LLC, Petitioner. Permanent Parcel No. 08-19-200-012

Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting site plan approval for a sales trailer for the Westminister # 1 Subdivision.

Petitioner Present: Kevin Christiansen

MOTION by KOEHS seconded by AUSILIO to approve the Site Plan for a Temporary Sales Trailer; Westminister Subdivision # 1 Permanent Parcel No. 08-19-200-012, and to forward the recommendation to the Township Board of Trustees to grant the use of a temporary trailer. This motion is based on the Planning Consultants recommendations as follows:

It is recommended that the site plan be approved with the standard conditions of the Planning Commission, including:

- 1. The parking area shall be properly graded and drained to the satisfaction of the Township Engineer. The use of gravel material must be approved by the Township Board. Posts to be installed in parking areas to protect exit doors, gas meters, etc.**
- 2. The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.**
- 3. The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.**
- 4. The curb radii, curb cuts, including their location, and the use of gravel material in ht approach area and other geometrics and designs, are subject to approval by the County Road Commission.**

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5. **Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.**
6. **An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount approved by the Township Engineer, be posted, assuring the Township the property will be restored to the state as approved in the site plan for the permanent structures and sign within one (1) year in accordance with the plan and elevations. If not restored within one year from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the one year time period. The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.**
7. **That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).**
8. **That all signs be designated on the site plan and meet the Township requirements.**
9. **That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.**
10. **That all requirements of the Zoning Ordinance be met.**
21. **That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.**
22. **The Township Board must approve the use of the sales trailer and the surface of the parking lot.**
23. **That the use of the temporary sales trailer shall limited to one year from the date of this approval, after which time to be eliminated or approval extended by an action of the Planning Commission.**
24. **That the area outside the parking area be sodded and that the curb radii be installed connecting Downing Street with the driveway.**

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15. That revised site plans be submitted showing the radii on Downing Street.

At the conclusion of the use of the trailer, the site must be restored in accordance with the overall site plan as approved by the Planning Commission.

MOTION carried.

27. **House Move-On; 51825 Card Road;** Located on the west side of Card Road, approximately ½ mile south of 24 Mile Road. Casa Villa Homes of Koss Farms, Petitioner. Permanent Parcel No. 08-15-426-010

Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting approval to move the house from 51955 Card Road to 51825 Card Road. The existing house is approximately 375' north of its proposed relocation.

Petitioner Present: Vito Serra

MOTION by KOEHS seconded by AUSILIO to approve request to move the house from 51955 Card Road to 51825 Card Road. Permanent Parcel No. 08-15-426-010. This motion is based on the Planning Consultants recommendations as follows:

It is recommended that the house move-on be approved with the understanding that the petitioner will provide information as required in the following items 1 through 4 prior to the actual moving date so that the Fire Department may be aware of any conditions that may affect the performance of emergency situations.

It is also noted that section 10.0303H provides the following:

- H. The moving or relocation of one- or two-story two-family dwellings. Notwithstanding the provisions of Section 10.0303G, no one- or two-family dwelling may be moved into or relocated within the Township unless the following conditions are complied with:
 1. Type of structure to be regulated. Any residential one- or two-family dwelling, including those dwellings commonly referred to as modular homes, mobile homes, prefabricated homes, sectional homes, trailer homes, or any existing one- or two-family dwelling to be moving into or relocated within the Township, must receive a permit from the Building Official.

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2. All dwellings regulated under this Section shall meet the minimum standards as provided in Macomb Township Ordinance 22A, the Macomb Township One- and Two-family Dwelling Code.
3. When a permit is applied for under this Section, the Building Official shall review the building plans submitted for the dwelling to be moved or relocated in order to determine the degree of conformance with Ordinance 22A.
4. The Building Official shall prepare a report of his findings including a listing citing those sections of the Ordinance that are not being complied with in accordance with the plans submitted. The Building Official shall list what must be done in order to comply with Ordinance 22A.
If the dwelling to be moved or relocated is existing and plans do not exist, the Building Official shall make an on-site inspection of the structure and prepare his findings based upon the on-site inspection.

Further, the Building Official shall visit the site to which the dwelling is to be moved. The Building Official shall determine that all other zoning regulations can be complied with, including minimum lot size, yard spaces, parking and all other site requirements of the applicable zoning district.

In all instances, wheels, towing apparatus and exposed chassis shall be removed before occupancy can be permitted.

The provisions of this Section 10.0303H shall not apply to a mobile home unit to be moved into or relocated within a mobile home park, as herein defined.

Prior to moving the house, the petitioner must secure the following: all Township approvals; all permissions from any involved utility company, and post a bond if required by the Building Department. After moving the house, the petitioner must: dedicate the necessary right-of-way, as indicated in the Master Thoroughfare Plan, for Card Road to the Road Commission of Macomb County; install the 8 foot bituminous pathway, and provide for proper drainage of the parcels affected.

MOTION carried.

PLANNING CONSULTANTS COMMENTS

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PLANNING COMMISSION COMMENTS

28. Motion to receive and file all correspondence in connection with this agenda.

MOTION by PENZIEN seconded by KOEHS to receive and file all correspondence in connection with this agenda.

MOTION carried.

ADJOURNMENT:

MOTION by ZOLNOSKI seconded by PENZIEN adjourn this meeting at 8:45 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

Michael D. Koehs, CMC
Macomb Township Clerk